Condition Report

For

The Forge
Street End
Blagdon
Bristol
BS40 7TL

Sworders
September 2021

SWORDERS
Agricultural Commercial Residential

1.0 ROOF

1.1 The roof is of relatively modern timber frame construction with a felt covering under traditional flat interlocking clay roof tiles. The clay tiles are in good condition, ensuring the building has remained weather tight, which has in turn ensured the timber structure has also remained in good condition. No evidence of failure, rotting or movement can be seen.

1.2 The brick chimney and timber air vents remain in sound condition, with the lead surrounds intact.

2.0 WALLS

2.1 The walls consist of local roughcast stone with brick surrounds and corner detailing, using concrete mortar. All of the walls are in good condition. There is no evidence of ground movement, subsidence or localised failure to any of the walls, which suggests that the footings are sound.

3.0 INTERNAL AREAS

3.1 The internal area is dry, in good condition and the joists are suitable for supporting first floor.

4.0 CONCLUSION

4.1 The building is in good structural condition overall, with a weather tight roof, all walls intact and a number of window and door openings. The building would easily be capable of conversion without reconstruction.